



**PROPERTY DESCRIPTION**

Commercial land available at the corner of Cowan Highway and Halfmoon Road in Winchester, Tennessee. The site offers strong visibility, easy access, and frontage along a primary retail corridor serving the local market.

The property is well positioned for retail pad development and benefits from nearby national retailers, established traffic patterns, and utility availability. Zoning supports a range of commercial uses, and the site layout allows for flexibility in design and potential subdivision.

This is a straightforward opportunity to secure well-located commercial land in a proven retail node, suitable for users seeking visibility and convenience in a stable, tertiary market.

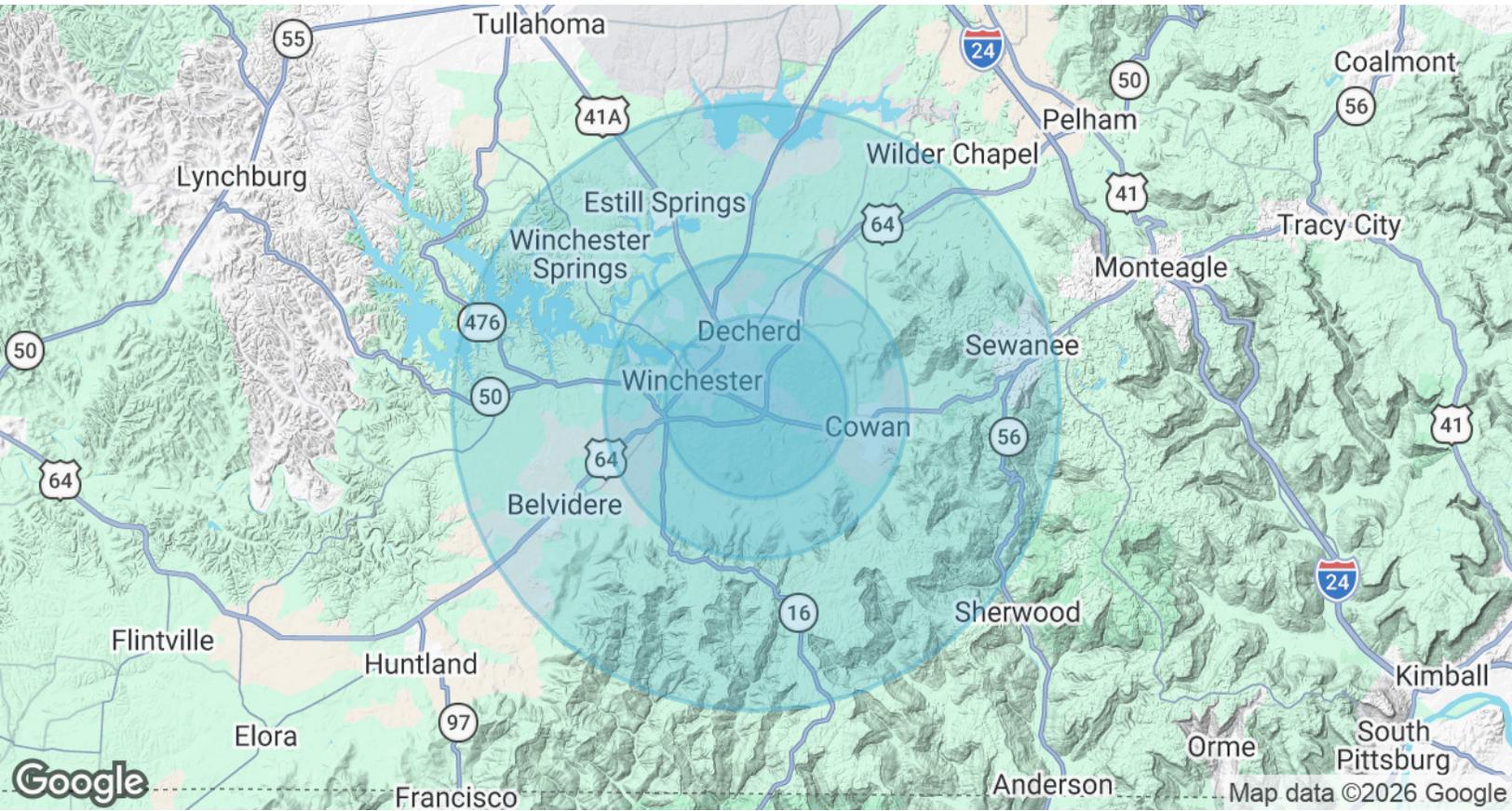
**PROPERTY HIGHLIGHTS**

**OFFERING SUMMARY**

Sale Price:	\$750,000 / acre
Lot Size:	2.88 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,491	6,709	12,395
Total Population	8,119	16,095	31,919
Average HH Income	\$70,208	\$73,589	\$81,021





**POPULATION**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	8,119	16,095	31,919
Average Age	42.9	41.7	40.6
Average Age (Male)	40.4	39.8	39.3
Average Age (Female)	43.6	42.2	41.9

**HOUSEHOLDS & INCOME**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,491	6,709	12,395
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$70,208	\$73,589	\$81,021
Average House Value	\$192,619	\$219,565	\$236,898

2023 American Community Survey (ACS)